

Attachment 2: 96 West El Camino Real

Project Name	West El Camino Family Apartments
Borrower	Danco Communities
Property Address	96 W. El Camino Real
Residential Sq. ft.	Approx. 83,000
Number of Units	79 (100% affordable)
Construction Type	IA and IIIA

Project Location and Background

The site is located within the Medium-Intensity Corridor of the El Camino Real Precise Plan (Precise Plan) and has a General Plan Land Use Designation of Mixed-Use Corridor, which accommodates a broad range of commercial, office, and residential uses. The site has contained a mortuary since the 1960s. The site is surrounded by existing multi-family residential to the east (rear), a daycare facility to the south, and a private street (Montgomery Street) to the north. Across Montgomery Street is the Two Worlds mixed-use (residential and commercial) site. Across El Camino Real is an existing hotel and vacant site being used by El Camino Hospital for construction staging.



Figure 1 – Site Location

Attachment 2: 96 West El Camino Real

Project Overview

The Danco Housing proposal includes the design and financing to develop a 100% affordable 79-unit apartment complex, including:

- 5 studio units
- 32 one-bedroom units
- 21 two-bedroom units, and,
- 21 three-bedroom units (including one manager's unit).

On site amenities include resident ground floor mailroom, large gourmet common kitchen, ground floor community room, children's playground, in-unit electric appliances, all weather bike parking spaces and resident storage spaces. Danco Communities is proposing to incorporate sustainability features that will total 100 to 120 points on the Greenpoint rated system. The project is also proposed as a solar assisted all electric served building.

Affordable Housing Plan

The proposed units will provide housing for households earning up to 60% of the Area Median Income with 20 units reserved as Permanent Supportive Housing (PSH) units, which often time serve individuals and families earning lower than 30% of the area median income.

State Density Bonus

The project includes a 18% State Density Bonus request, which will allow twelve additional units and 0.3 additional FAR beyond the base density permitted by the Mixed-Use Corridor General Plan land use designation and El Camino Real Precise Plan (2.15 as opposed to 1.85 FAR). State Density Bonus Law requires the City to approve waivers to development standards that constrain the allowed density and up to four concessions, depending on the extent of project affordability. The applicant request includes both development waivers and concessions. Not all necessary information has been submitted to determine compliance with State law, but given the available information, these waivers and concessions appear valid.

The applicant is requesting three waivers or reductions of development standards:

- Height: The maximum building height is 4 stories and 55'. The waiver would allow a building height of 6 stories and approximately 64'.
- Sensitive Residential Transitions: The ECRPP requires wall heights (as measured to the wall plate) not exceed the distance to a residentially zoned property, requiring taller building area to be stepped back equivalent to its height. While the project includes significant setbacks and step backs to lower density residential development to the north/east, some waiver to this standard is needed to allow construction of the density bonus area, resulting in an approximate 3-foot increase to the allowed wall plate height relative to its setback at the rear of the building.

Attachment 2: 96 West El Camino Real

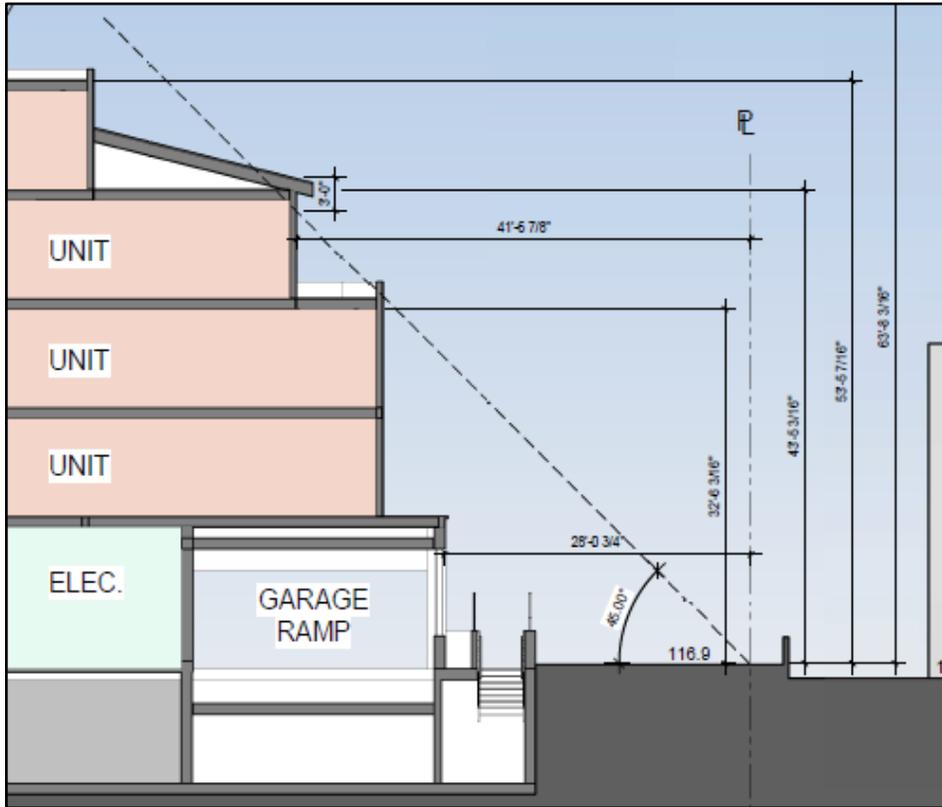


Figure 2– Section View Showing Plate Height Encroachment

- Projections Above the Third Floor: Architectural projections, including bay windows, are only allowed to encroach into setbacks up to the third floor. The project requests a waiver to allow bay windows to encroach into the setback at the fourth floor on the South and West elevations.

The applicant is proposing one concession to achieve actual cost reductions for the State Density Bonus project, as follows:

- Reduced Parking: The project is eligible for reduced parking pursuant to AB 2162 and through State Density Bonus Law. Specifically, parking is not required for the 20 PSH units. For the remaining units, State Density Bonus Law prescribes a parking ratio of 1 space per unit for studio and 1-bedroom units and 1.5 spaces per unit for 2- and 3-bedroom units. The City may not require more parking than what is allowed under the applicable State regulations, as outlined in Table 1 (below). However, an additional reduction in the number of standard and guest parking spaces is sought by the applicant in order to reduce project costs.

Attachment 2: 96 West El Camino Real

Table 1 – Parking Standards and Proposed Parking

Standard/Proposal	Resident Parking Spaces Required	Guest Parking (included in total parking)
El Camino Real Precise Plan	121 parking spaces	18 guest spaces
AB 2162 & State Density Bonus Law Requirements	79 parking spaces	12 guest spaces
Proposal	54 parking spaces proposed	8 guest spaces proposed

The requested concession would result in only 54 parking stalls provided. The project proposes to utilize mechanical lifts (stackers) in the proposed underground garage. Accommodation of a double-level stacker system would be needed to meet the required parking standards, which would increase project costs by approximately \$2.8 million.

AB 2162

Danco Communities intends to submit a formal planning application pursuant to Assembly Bill 2162. AB 2162 applies statewide and requires that permanent supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted. AB 2162 requires local entities to streamline the approval of eligible housing projects by providing a ministerial approval process, which does not require any discretionary permit, such as a use permit or design review, will not be reviewed by the Development Review Committee, will not be decided upon at any public hearing body, and is not subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

AB 2162 projects must be 100% affordable and provide 25% of the units (or 12 units, whichever is greater) as Permanent Supportive Housing (PSH) units. Staff has determined that the project will meet eligibility requirements of AB 2162, including provision of 25% of the total number of units onsite (20 units) as PSH units. Staff will continue to work with the applicant and review the proposed project for AB 2162 eligibility and consistency with required application materials and compliance with the housing standards required under the bill.

Site and Building Design

The proposed site design includes a common courtyard and robust landscaping in the center of the site, with new trees planted around the perimeter of the site. One Heritage tree (Italian Stone Pine) is located within the proposed building footprint and will need to be removed to construct the project. In the southwest corner of the site (El Camino Real/Montgomery St. intersection), an existing Heritage redwood tree will be retained and serve as the focal point for an entry plaza to the building.

Attachment 2: 96 West El Camino Real

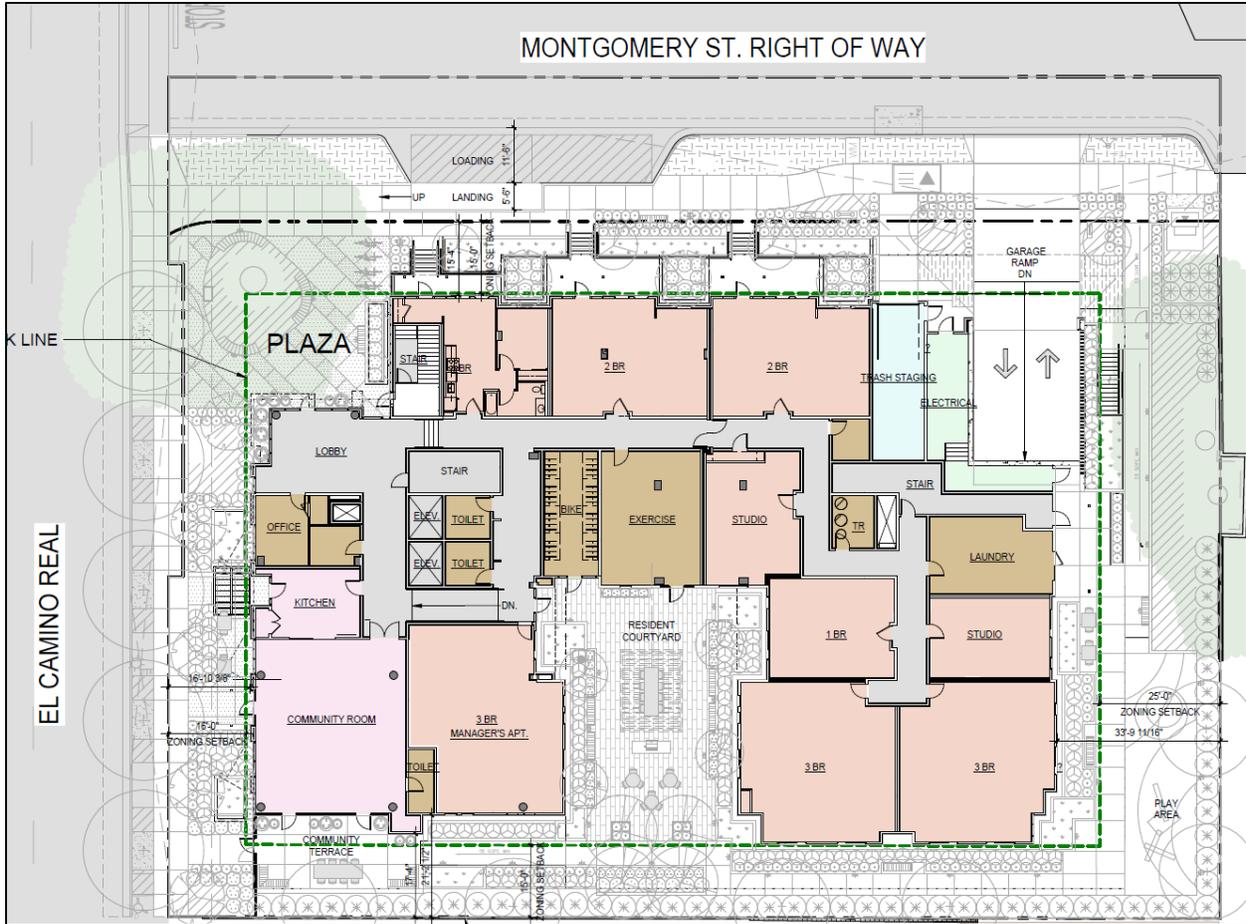


Figure 3 – Site Plan

The proposed building uses a contemporary architectural style incorporating traditional residential materials and roof forms to balance the project’s appearance along the more urban El Camino Real frontage and surrounding residential neighborhood areas. The design incorporates warm, high-quality materials and steps down to at the north and east elevations to provide appropriate transition to adjacent lower density residential uses.

The northerly setback area (along Montgomery Street) will include a public sidewalk and three residential stoops, to complement the residential character of the adjacent mixed use (commercial and residential) site and surrounding residential neighborhood. Driveway access to the underground parking level is also provided from Montgomery Street, to avoid additional curb cuts along El Camino Real, where new bikeway improvements are planned by the City.

Attachment 2: 96 West El Camino Real



Figure 4 - Proposed Rendering View from Montgomery St

The El Camino Real frontage will include an improved sidewalk condition and feature an entry to the apartment lobby and a community kitchen, which is intended to be used by residents, and available for community use in certain instances.



Figure 5 - Proposed Rendering View from El Camino Real and Montgomery

Attachment 2: 96 West El Camino Real

The applicant has been successful in addressing a substantial amount of prior multi-departmental feedback into the project plans, including staff design recommendations. City staff is generally supportive of the project design and will continue to work with the applicant team to refine key project details, in a cost-responsive manner, prior to the formal ministerial application submittal pursuant to AB 2162, which staff anticipates will focus on the following areas:

- Entry Plaza: Refine details and descriptions of proposed public art in the entry plaza, which the applicant has preliminarily indicated could be a mosaic wall installation, which addresses some aspect of the site or El Camino Real’s history.
- Architectural Details and Material Application: Refine details such as selection and placement of accent materials and architectural features (e.g. window recess/trim, wall trim bands, rooftop equipment screening, etc.) to address standard City design requirements and create cohesive appearance across all facades of the project. Additionally, simplify and minimize the appearance of rooftop equipment screening and stair/elevator overrun.

Transportation Demand Management

The project will implement a Transportation Demand Management (TDM) program to reduce vehicle trips and further the City’s greenhouse gas reduction goals. The TDM program will include measures such as:

- Provision of transit passes to residents
- Joining the Mountain View Transportation Management Association (TMA)
- Provision of on-site, secured bicycle parking
- Annual monitoring and reporting of TDM measures and resulting trip reduction

Project Schedule and Financing

Schedule

Milestone	Date of Completion
1. Site Control	August 2021
2. Community Meeting	January 2023
3. Submit AB 2162 Application	February 2023
4. Receive Project Approvals	May 2023
5. Building permit issuance	September 2024
6. Construction finance closing	October 2024
7. Begin Construction	November 2024
9. Complete Construction	October 2026
10. Lease Up	January 2027

Attachment 2: 96 West El Camino Real

Anticipated Permanent Sources of Funds

Source	Amount
Bank Loan	\$15,151,494
County of Santa Clara	\$6,984,000
City of Mountain View	\$8,000,000
HCD Multifamily Housing Program (MHP) or IIG	\$17,451,750
Tax Credit Equity	\$29,218,461
Other Sources	\$2,000,000
Total Permanent Source of Funds	\$78,715,705